126.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,200 / 783,200
					USE VALUE:	783,200 / 783,200
					ASSESSED:	783,200 / 783,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKER BENJAMIN &
Owner 2:	TRAM BICH-NGUYEN CORINNE
Owner 3:	
Street 1:	14 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAND JERRY D JR -
Owner 2:	TOWNSEND JENNIFER L -
Street 1:	14 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,692 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Stucco Exterior and 1923 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4692.000	390,700		392,500	783,200
Total Card	0.108	390,700		392,500	783,200
Total Parcel	0.108	390,700		392,500	783,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.26 | /Parcel: 407.2

Legal Description

User Acct 80780

GIS Ref

GIS Ref

Insp Date 11/29/17

Entered Lot Size

Total Land:

Land Unit Type:

!9729!

PREVIOUS ASSESSMENT

Parcel ID 126.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,600	0	4,692.	392,500	783,100	783,100	Year End Roll	12/18/2019
2019	101	FV	288,000	0	4,692.	392,500	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	288,000	0	4,692.	347,700	635,700	635,700	Year End Roll	12/20/2017
2017	101	FV	276,100	0	4,692.	291,600	567,700	567,700	Year End Roll	1/3/2017
2016	101	FV	276,100	0	4,692.	291,600	567,700	567,700	Year End	1/4/2016
2015	101	FV	269,800	0	4,692.	252,300	522,100	522,100	Year End Roll	12/11/2014
2014	101	FV	269,800	0	4,692.	243,900	513,700	513,700	Year End Roll	12/16/2013
2013	101	FV	269,800	0	4,692.	232,200	502,000	502,000		12/13/2012

PRINT

Date	Time
12/11/20	00:09:38

LAST REV

Date	Time
01/03/18	08:09:27

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAND JERRY D JR	67969-248		9/7/2016		885,000	No	No		
KONDO ERIK P,	50983-195		4/2/2008		450,000	No	No		
KONDO RICHARD,	50954-544		3/28/2008	Family	10	No	No		
KONDO ERIK P	48060-577		8/28/2006	Family	10	No	No		
KONDO WALTER H	37185-118		11/27/2002		380,000	No	No		
KONDO WALTER/ET	27401-416		6/20/1997	Family	100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2008	845	Addition	79,000					17X17 2STRY ADD, 2

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/6/2017	SQ Returned	MM	Mary M
1/28/2009	Measured	345	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4692		Sq. Ft.	Site		0	70.	1.20	8									392,532						392,500	

Total AC/HA: 0.10771 | Total SF/SM: 4692 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,532 | Spl Credit | Total: 392,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19599342
Const Adj.:	1.01484895
Adj $ / SQ:	151.719
Other Features:	103175
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437992
Depreciation:	47303
Depreciated Total:	390689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2008
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

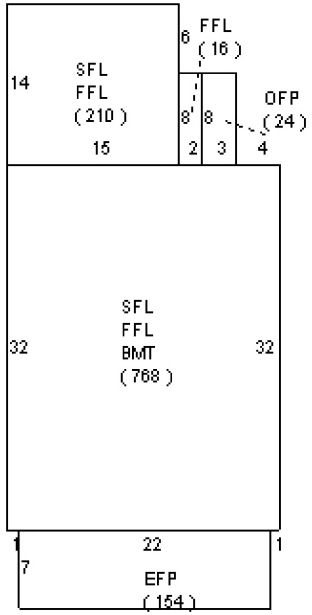
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.72
Special Features:	0	Val/Su Net:	136.18
Final Total:	390700	Val/Su SzAd	203.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	994	151.720	150,809
SFL	Second Floor	929	151.720	140,962
BMT	Basement	768	45.520	34,956
EFP	Enclos Porch	154	45.570	7,018
OFP	Open Porch	24	44.650	1,072

Net Sketched Area:	2,869			Total:	334,817
Size Ad	1923.0999	Gross Are	2918	FinArea	1923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

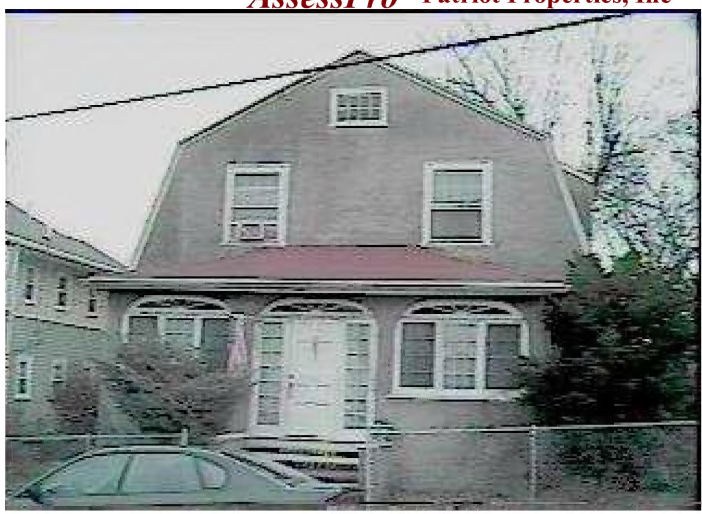
SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc